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WARRANTY DEEDTRANSFER
TAX
PAID

022885

KNOW ALL MEN BY THESE PRESENTS that WEBBER'S ICES, a Maine corporation with an office and principal place of business in Waterville, Kennebec County, Maine, for consideration paid, grants to RANDALL H. GIFFORD, JR., ROGER R. GIFFORD, and JOHN C. GIFFORD, TRUSTEES OF GIFFORD'S REALTY TRUST of Skowhegan, Somerset County, Maine, with warranty covenants, the land and buildings situated in Waterville, Kennebec County, Maine, more particularly described as follows, to wit:

PARCEL ONE

Commencing at an iron pin in the southeasterly line of said Silver Street, which iron pin marks the westerly corner of the Warren lot, so called, and the northerly corner of land formerly of Eliza DeF. Adams, thence running on a true bearing South 50° 36' West in said southeasterly line of Silver Street one hundred forty-five and four-tenths feet (145.4') to a granite monument.

Thence deflecting to the left 88° and 40', and running two hundred forty-one and two-tenths feet (241.2') to a granite monument.

Thence deflecting to the right 21° and 42' and running seventy-five and six-tenths feet (75.6') to a granite monument.

Thence deflecting to the left 66° and 10' and on a true bearing South 82° 32' East, along the southerly side of a row of trees running two hundred fifty-seven feet (257'), more or less, to a ditch. Thence running northeasterly along said ditch about sixty-one feet (61'). Thence on a true bearing North 46° 19' West four hundred ninety-three feet (493'), more or less, to an iron pin at the point of beginning. This line being the southwesterly line of the Warren lot, so called.

The above described premises are part of the premises conveyed from the Waterville Loan and Building Association to Webber's Ices by a Quit Claim Deed with Covenant dated October 7, 1942, and recorded in the Kennebec County Registry of Deeds in Book 786, Page 387.

These premises are subject to the Release Deed of Webber's Ices to Ann Rummel, for and during her lifetime, of the dwelling house where she has heretofore resided, which deed is dated January 15, 1974, and recorded in the Kennebec County Registry of Deeds in Book, 1702, Page 258.

PARCEL TWO

Being a triangular piece of land bounded on the south by Lottie Vigue, northeasterly by property formerly of Lewis LaPrice, now owned by Napoleon LaPrice, and northwesterly by property of Webber's Ices.

Being the same premises conveyed to Webber's Ices by Waterville Loan & Building Association by deed dated October 5, 1950, and recorded in the Kennebec County Registry of Deeds in Book 894, Page 287.

PARCEL THREE

Assuming that Silver Street in said Waterville, runs in a north-south direction, beginning at a point in the north line of land of Whitcomb Rummel which point marks the southwesterly corner of the premises herein conveyed and which point is thirty feet (30') easterly from the southeast corner of lot identified as No. 5 on a Plan recorded in the Kennebec County Registry of Deeds made for the Waterville Loan & Building Association by Green & Wilson on May 10, 1919, to which reference is hereby made, and which Lot No. 5 is the first parcel described in a warranty deed to Romeo J. Bolduc and Marion R. Bolduc from Napoleon LaPrice dated August 10, 1956, and recorded in the Kennebec County Registry of Deeds; thence in an easterly direction along the northerly line of land of said Rummel a distance of approximately two hundred ten feet (210') to land of the City of Waterville; thence in a northwesterly direction along the westerly line of land of the City of Waterville to the southeast corner of land of Robert Dunn; thence in a westerly direction along the southerly line of land of Robert Dunn to a point which is thirty feet (30') easterly of an iron pin set in the east side of land of Robert Dunn which

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land of Robert Dunn is Lot No. 4 on said Plan of Waterville Loan & Building Association above referred to; thence in a southerly direction passing five feet (5') easterly of the easterly end of a certain garage building a distance of sixty-five feet and eleven inches (65' 11"), more or less, to the point of beginning.

Being the same premises described in a deed from Richard A. J. Pellerin and Elizabeth A. Pellerin to Webber's Ices dated April 18, 1960, and recorded in the Kennebec County Registry of Deeds in Book 1186, Page 334.

PARCEL FOUR

Beginning on the southeasterly side of Silver Street, a strip of approximately twelve feet (12') wide extending in a southeasterly direction, the northeasterly boundary of said strip being described as follows, to wit: Commencing in the westerly corner of property believed to be owned by Blanche S. Crawford, being lot designated #1 on plan made for the Waterville Loan & Building Association by Green & Wilson, C.E., dated May 10, 1919, referred to as the Day property, and recorded in the Kennebec County Registry of Deeds; thence southeasterly along the southwesterly line of said Crawford and of Lots #2 and #3 as recorded on the aforesaid plan of Day property two hundred forty-nine and six-tenths feet (249.6') to the northwesterly line of property now believed to be owned by one LaPrice and designated as Lot #5 on the said plan, said strip being bounded southwesterly by property of the grantee herein. Also a strip of land twelve feet (12') wide running northeasterly from the southeasterly end of the foregoing strip to Silvermount Street and running between Lots #3 on the north and Lots #4 and #5 on the south. Also a strip approximately twenty feet (20') wide running from the northeasterly end of the previously described strip northwesterly to Silver Street and bounded on the southwesterly side by Lots #1, #2, and #3 on said plan of Day property, and bounded northeasterly by property formerly of Stinson and Drummond. Said strips being indicated on the aforesaid plan of said Day property as rights of way and which make a continuous right of way from Silver Street around Lots #1, #2, and #3 on said plan and making a passageway to Lots #4 and #5.

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Being the same premises conveyed by Edith M. Scribner to Webber's Ices by deed dated September 9, 1949, and recorded in the Kennebec County Registry of Deeds in Book 875, Page 537.

Witness its hand this 27th day of September, 1991.

Webber's Ices

Edith M. Scribner

By: EARIEL G. MATTEE
Its PRESIDENT

THE STATE OF MAINE
KENNEBEC, ss.

September 27 , 1991

Then personally appeared the above named Webber's Ices by its duly authorized agent and acknowledged the foregoing instrument to be its free act and deed.

Before me,

Stephen F. Dubord
Notary Public ATTORNEY AT LAW

STEPHEN F. DUBORD
Notary Public ATTORNEY AT LAW
Typed/Printed Name

RECEIVED KENNEBEC SS.

1991 SEP 30 AM 9:00

ATTEST: Harold B. McKenna
REGISTER OF DEEDS